

MINUTES - CITY OF BEAUMONT

W.L. Pate, Jr., At-Large
Dr. Alan B. Coleman, Ward I
Audwin Samuel, Ward III
Tyrone E. Cooper, City Attorney

BECKY AMES, MAYOR
CITY COUNCIL MEETING
April 15, 2014
Kyle Hayes, City Manager

Gethrel Wright, Mayor Pro Tem
Michael D. Getz, Ward II
Jamie Smith, Ward IV
Tina Broussard, City Clerk

The City Council of the City of Beaumont, Texas, met in a regular session on **April 15, 2014**, at the City Hall Council Chambers, 801 Main Street, Beaumont, Texas, at 1:30 p.m. to consider the following:

OPENING

- * Invocation Pledge of Allegiance Roll Call
- * Presentations and Recognition
- * Public Comment: Persons may speak on scheduled agenda items No.1/Consent Agenda
- * Consent Agenda

Mayor Ames called the council meeting to order at 1:30 p.m.

Councilmember Samuel gave the invocation. Mayor Pro Tem led the Pledge of Allegiance. Roll call was made by Tina Broussard, City Clerk.

Present at the meeting were Mayor Ames, Mayor Pro Tem Wright, Councilmembers Coleman, Getz, Pate, Samuel and Smith. Also present were Kyle Hayes, City Manager; Tyrone Cooper, City Attorney; Tina Broussard, City Clerk.

Proclamations, Presentations, Recognitions

"Sexual Assault Awareness Month" - April, 2014 - Proclamation read by Councilmember Smith; accepted by Cheryl Williams with Rape and Suicide Crises of South East Texas

"Person First Language Awareness Week" - April 20-26, 2014 - Proclamation read by Councilmember Samuel; accepted by Terry Hawthorne with the Arc of Greater Beaumont

Mayor Ames read the announcement regarding Executive Session being held at the conclusion of the General Business portion of the meeting.

Public Comment: Persons may speak on scheduled agenda items No.1/Consent Agenda.

Charles Gibbs

6770 Westgate

Beaumont TX

Spoke in regards to item #1 on the Agenda; spoke in favor of the proposed hotel and water park development to be located at Ford Park

CONSENT AGENDA

- * Approval of minutes - **April 8, 2014**
- * Confirmation of committee appointments - **None**
- A) Approve a resolution approving a change order to the contract with Allco, LLC, related to the South Park Area Water and Sanitary Sewer Improvements Project – **Resolution 14 - 077**
- B) Approve a resolution authorizing the City Manager to execute all documents necessary, specifically a Grant Contract between the Office of the Attorney General and the Beaumont Police Department – **Resolution 14 - 078**
- C) Approve a resolution authorizing the City Manager to execute all documents necessary, specifically a Memorandum of Understanding agreement with the Department of Veteran Affairs – **Resolution 14 - 079**

Councilmember Pate moved to approve the Consent Agenda. Mayor Pro Tem Wright seconded the motion.

AYES: MAYOR AMES, MAYOR PRO TEM WRIGHT, COUNCILMEMBERS COLEMAN, GETZ, PATE, SAMUEL AND SMITH

NAYS: NONE

MOTION PASSED

WORK SESSION

- * Review and discuss the process and ordinance related to the demolition of residential and commercial structures, and in particular, a proposal to place a lien on residential properties that are demolished with General Fund monies of the City of Beaumont

Chris Boone, Community Development Director, discussed the process and ordinance related to the demolition of residential and commercial structures. Mr. Boone gave a summary of the structures that were demolished from April, 2013, to April, 2014. There were one hundred (100) structures demolished within the last year, of that one hundred (100) sixty-one (61) were designated for demolition in the CDBG target area, \$168,873.00 in CDBG funding was used to bring down those sixty-one (61) structures. Thirty nine (39) of those one hundred (100) structures were outside of the CDBG target area, \$120,300.00 was utilized to demolish those structures. In addition four (4) of the structures were commercial, general funds were used to demolish those structures totaling \$24,845.00. Mr. Boone stated the illustration shows the breakdown between general funds versus CDBG funds that were used. Currently the demolition department has 306 structures that are red tagged as dangerous or unsafe, 118 of the 306 are located in census tracts where general funds would be required to bring them down. The general fund versus CDBG in

terms of mapping and location is done by a census tract, when you have a census tract with 50% or more of the population that is considered low to moderate income those areas would be considered CDBG areas. In those areas CDBG funding can be used to remove the structures with the exception of commercial structures. There was ongoing discussion regarding placing a lien on residential properties that are demolished utilizing general fund monies.

COMMENTS

- * Councilmembers/City Manager comment on various matters
- * Public Comment (Persons are limited to 3 minutes)

COUNCILMEMBER COMMENTS

COUNCILMEMBER COLEMAN -	ANNOUNCED THE YOUTH TRIATHLON THAT WILL BE ON MAY 31, 2014, FOR AGES 6 TO 18, IT WILL BE A JOINT VENTURE WITH LET'S MOVE CITY OF BEAUMONT, CHRISTUS WELLNESS CENTER AND THE GIRL SCOUTS, WISHED HIS WIFE JULIE, A HAPPY BIRTHDAY
COUNCILMEMBER GETZ -	WISHED EVERYONE A HAPPY PASSOVER AND EASTER, CONDOLENCES TO THE FAMILIES THAT WERE VICTIMS OF A KLANSMAN THAT DECIDED TO GO ON A SHOOTING SPREE IN KANSAS
MAYOR PRO TEM WRIGHT -	ANOTHER GREAT DAY IN BEAUMONT
COUNCILMEMBER PATE -	COMPLIMENTED THE OAKS HISTORIC DISTRICT ON THE GREAT JOB THEY DID FOR THE PRESERVATION BASH, ALSO THE NECHES RIVER FESTIVAL CHAIRMAN BERNIE DALEO AND HIS WIFE STEPHANIE, AS WELL AS QUEEN NECHES THE 66TH MARY CLAIR BENNING, WISHED EVERYONE A HAPPY PASSOVER AND EASTER, ENCOURAGED EVERYONE TO ATTEND LUNCH ON THE LAKE ON MONDAYS AT THE EVENT CENTER, ANNOUNCED THE BETTER BUSINESS BUREAU WILL BE HAVING THEIR FOUNDATION BANQUET ON MAY 6, 2014
COUNCILMEMBER SAMUEL -	WISHED EVERYONE A BLESSED PASSOVER AND HAPPY EASTER, WISHED HIS GRANDSON KINGSTON A HAPPY 3RD BIRTHDAY
COUNCILMEMBER SMITH -	WISHED EVERYONE A HAPPY PASSOVER AND EASTER, THANKED CHRIS BOONE AS WELL AS STAFF IN THE LEGAL DEPARTMENT FOR THEIR HELP WITH THE NUISANCE ON SARAH ST.
CITY ATTORNEY COOPER -	NONE
CITY MANAGER HAYES -	NONE

Council Recessed at 2:21 p.m.

EXECUTIVE SESSION

- * As authorized by Section 551.087 of the Government Code, to discuss and deliberate economic development negotiations regarding a business entity proposing a hotel and water park development at Ford Park

Council Reconvened at 3:12 p.m.

GENERAL BUSINESS

1. Consider a resolution authorizing the City Manager and the City Attorney to negotiate an economic development agreement with Jefferson County and/or Pate Development of Wichita, Kansas related to a proposed hotel and water park development to be located at Ford Park.

Jefferson County has been working with Pate Development of Wichita, Kansas on proposed full-service hotel and waterpark to be located at Ford Park. Jefferson County is planning to consider approving economic development incentives for the proposed project on April 14, 2014.

The City Council will hold an Executive Session on April 15, 2014 to discuss and deliberate economic development negotiations regarding the proposed project. If the City Council desires, they may consider this action item after the Executive Session and may discuss various parameters to be met by Pate Development and/or Jefferson County if specific development incentives are to be offered by the City of Beaumont.

The parameters of and for the agreement include but are not limited to the following:

- The developer would be required to build and open an Embassy Suite Convention Hotel with a minimum of 200 rooms
- The developer of the waterpark would be need to spend at least \$10 million on water park improvements that can be quantified and/or validated

In return for these deliverables:

- The City would abate or reimburse the property taxes paid to the City of Beaumont for the waterpark improvements for 10 years at 100%
- The City would abate or reimburse the property taxes paid to the City of Beaumont for hotel improvements for 10 years at 100 %
- The City would reimburse the hotel occupancy taxes paid to the City of Beaumont for 12 years at 100%
- The developer will pay the City of Beaumont \$25,000.00 per year upon reaching a

net operating income of \$250,000 per year, from hotel operations and an additional \$25,000.00 per year upon reaching a net operation of \$500,000.00 per year

Councilmember Getz moved to **APPROVE A RESOLUTION THAT THE CITY MANAGER AND CITY ATTORNEY BE AND THEY ARE HEREBY AUTHORIZED TO NEGOTIATE AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BEAUMONT AND/OR JEFFERSON COUNTY AND/OR PATE DEVELOPMENT, OF WICHITA, KANSAS, RELATED TO A PROPOSED HOTEL AND WATERPARK DEVELOPMENT TO BE LOCATED AT FORD PARK.** Councilmember Samuel seconded the motion.

AYES: MAYOR AMES, MAYOR PRO TEM WRIGHT, COUNCILMEMBERS COLEMAN, GETZ, AND SAMUEL

NAYS: COUNCILMEMBER PATE

ABSTAIN: COUNCILMEMBER SMITH

MOTION PASSED

Resolution 14 – 080

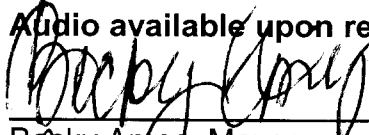
Public Comments (Persons are limited to three minutes)

None

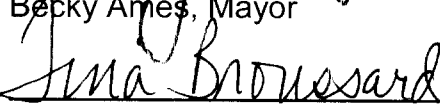
Open session of meeting recessed at 3:18 p.m.

There being no action taken in Executive Session, Council adjourned.

Audio available upon request in the City Clerk's Office.



Becky Ames, Mayor



Tina Broussard, City Clerk

